

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director 954-797-1101  
Prepared by: Marcie Oppenheimer Nolan, Deputy Planning and Zoning Manager

**SUBJECT:** Site Plan, SP 3-4-05 Innovative Concept Group, Pless-Webb, 6415 SW 41<sup>st</sup> Street/Generally located 600 feet on the west side of Davie Road on SW 41<sup>st</sup> Street.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:**

SP 3-4-05 Innovative Concepts, 6415 SW 41 Street

**REPORT IN BRIEF:**

This application is for site plan approval for a 4,124 square foot addition to an existing 3,500 square foot building. The building is proposed with covered walkway placed up to SW 41<sup>st</sup> Street as required under the Western Theme District. The underlying land use category is RAC, Regional Activity Center and the zoning is B-2, Community Business District, Western Theme. The site is also located within the CRA.

The existing and proposed buildings are consistent with the required western theme architecture. The south elevation contains a covered boardwalk with decorative railings. The proposed roof is a metal standing seam roof with a combination of brick veneer and hardi-panel for the wall finish. The existing building also has a standing seam metal roof. A tower element is located at the southeastern corner of the proposed building breaking up the building massing and interconnecting the new building to the existing building. The colors are a combination of red railings, gray hardi-panel, red brick and off-white trim and on the columns. The landscape plans use a combination of native plant material and xeriscape plant material consistent with the requirements of the western theme.

Access is off SW 41<sup>st</sup> Street with a required turn around for vehicles once interior to the site. The location of the existing building and the requirement to bring the proposed building up to the front with the parking in the rear resulted in this lot configuration. The plan has been reviewed by Engineering and Fire and their comments have been addressed. The required 22 parking spaces are located behind the proposed building.

A Delegation Request (DG 7-2-03) has been submitted concurrent with this application to amend the plat note to reflect the additional 4,123 square foot addition. This request will also include vacation of an existing 6 foot utility easement.

**PREVIOUS ACTIONS:** This item was tabled from the October 18, 2006 Town Council to the November 15, 2006 meeting to allow the applicant to meet with Central Broward regarding approval of the drainage plan.

**CONCURRENCES:** At the September 26, 2006 Site Plan Committee meeting, Mr. Aucamp made a motion, seconded by Ms. Aitken, to approve based on the planning report and the following comments:

1) on plans drawing A-1, the corner columns feature show hardi-panel on the tower, however, on the rendering it shows all brick; therefore, the plans should be changed to match the rendering; 2) there is no signage approval at this hearing; 3) relocate the dumpster enclosure six-feet to the north; 4) increase the lighting wattage to 1.5 foot-candles at the front entrance; 5) create a band made of brick in the upper portion of the tower; 6) change color swatch #6270 to a lighter tone in the red family; 6) in relocating the eight-inch caliber Live Oak trees to the western property line – they need to be moved just one time and make every effort to insure their survivability; 7) work with staff to redesign the parking lot in order to accommodate the existing 18-inch caliber Live Oak's preservation; 8) round off the curbing at the parallel parking space; 9) provide shielding from the lighting at the entrance for the residences across the street; and 10) on the north side of the building, the element that projects on the north face, instead of it being a flat roof, have a metal sloped roof in a hip configuration just over that portion that extends outward on the north face. (Motion carried 5-0)

This item was approved by the CRA with modifications as made by the applicant.

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council further consideration subject to the following:

1. The applicant working with the Engineering Department and Public Works Department to determine if canopy trees can be planted within the road right-of-way.
2. Approval by Central Broward Water Control District (CBWCD) prior to final staff sign off.
3. Approval of DG 7-2-03.

**Attachment(s):** Site Plan, Future Land Use Map, Zoning and Aerial Map

**Application:** SP 3-4-05/Innovative Concepts  
**Exhibit "A"**

**Revisions:** 9/26/06  
**Original Report Date:** 9/19/06

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** Charlottee Webb

**Address:** 16602 Jardiner De Avila

**City:** Tampa, FL 33618

**Name:** Robert Ishman

**Address:** 2117 Hollywood Blvd.

**City:** Hollywood, FL 33020

**Phone:** 954-929-9695

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**BACKGROUND INFORMATION**

**Application History:** This item was tabled from the October 18, 2006 Town Council to the November 15, 2006 meeting to allow the applicant to meet with Central Broward regarding approval of the drainage plan.

**Application Request:** Proposed 4,123 square foot addition including covered boardwalk to an existing 3,500 square foot building

**Address/Location:** 6415 SW 41<sup>st</sup> Street

**Future Land Use Plan Designation:** Regional Activity Center (RAC)

**Zoning:** B-2, Community Business District , Western Theme District

**Existing Use:** offices and food cooking and presentation area

**Proposed Use:** same

**Parcel Size:** .75 acres (32,650 sq.ft.)

**Surrounding Uses:**

**North:** Burger King, vacant lot

**South:** McDonalds

**East:** Abandoned gas station

**West:** vacant

**Surrounding Land**

**Use Plan Designation:**

Regional Activity Center (RAC)

Regional Activity Center (RAC)

Regional Activity Center (RAC)

Regional Activity Center (RAC)

**Surrounding Zoning:**

**North:** Community Business, B-2

**South:** Community Business, B-2, Multi-family, RM 16

**East:** Community Business, B-2

**West:** Multi-family, RM 16

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## ZONING HISTORY

### **Previous Requests on same property:**

A site plan (SP 9-4-84) was approved on October 17, 1984 by the Town Council for the existing building.

A Delegation Request (DG 7-2-03) has been submitted concurrent with this application to amend the plat note to reflect the additional 4,123 square foot addition. This request will also include vacation of an existing 6 foot utility easement.

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## APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The existing site plan indicates a 3,500 square foot building. The proposed addition of 4,123 square feet is located adjacent to SW 41<sup>st</sup> Street as required under the Western Theme District and is setback 10 feet from the edge of sidewalk. The proposed parking is located behind the proposed building. The existing building is located 5 feet from the eastern property line and includes a covered walkway connecting the two buildings together.

*Building:* The existing and proposed buildings are consistent with the required western theme architecture. The south elevation contains a covered boardwalk with decorative railings. The pitched roof is a metal standing seam roof with a combination of brick veneer and hardi-panel for the wall finish. The existing building also has a standing seam metal roof. A tower element is located at the southeastern corner of the proposed building breaking up the building massing and interconnecting the new building to the existing building. The colors are a combination of red railings, gray hardi-panel, red brick and off-white trim and on the columns.

2. *Access and Parking:* Access is off SW 41<sup>st</sup> Street with a required turn around for vehicles once interior to the site. The location of the existing building and the requirement to bring the proposed building up to the front with the parking in the rear resulted in this lot configuration. The plan has been reviewed by Engineering and Fire and their comments have been addressed. A total of 22 spaces are required with 22 spaces provided.
3. *Landscaping:* The landscape plans uses a combination of native plant material and xeriscape plant material consistent with the requirements of the western theme. Live Oaks are to be transplanted from the site to the perimeter buffer. Hedge material consists of viburnum. Wax privet and wax jasmine are proposed along the front covered boardwalk. Staff suggests planting live oaks within the right-of-way for Sw41st Street to create a street canopy conducive to pedestrian activity.
4. *Compatibility:* The site as proposed is compatible with the surrounding uses as at the time of redevelopment, the parcels to the east and west will be required to meet the western theme district. In addition, the proposed building fronting SW 41<sup>st</sup> street will connect the western side of Davie Road to the redevelopment work currently underway on the east side of Davie Road and further the goals of the CRA through implementing the western theme.

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## Significant Development Review Agency Comments

All agency comments have been satisfied.

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### Applicable Codes and Ordinances

Land Development Code Section 12-388. setbacks, uses and heights in commercial zones. This requires a building wall to be ten feet from the front property line with a covered boardwalk.

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### Comprehensive Plan Considerations

**Planning Area:** The subject site is located in Planning Area 8. This planning area is the “heart” of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential development that serve the rapidly growing SFEC.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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### Staff Analysis/Findings of Fact

The applicant has been working with Town staff to find a site plan that will satisfy the needs of the property owner to expand his existing business and fulfill the intent of redevelopment within the western theme area. The location of the existing building posed a challenge to fit the required parking behind the proposed building and have the building located up to the street. The plan, as presented, achieves the intent of the western theme by defining the street through the building location. In addition, the architecture will enhance the street and serve as a landmark building on this local street. Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

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### Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee further consideration subject to the following:

4. The applicant working with the Engineering Department and Public Works Department to determine if canopy trees can be planted within the road right-of-way.
5. Approval by Central Broward Water Control District (CBWCD) prior to final staff sign off.
6. Approval of DG 7-2-03.

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## **Community Redevelopment Agency**

This item was approved by the CRA with modifications as made by the applicant.

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### **Site Plan Committee**

At the September 26, 2006 Site Plan Committee meeting, Mr. Aucamp made a motion, seconded by Ms. Aitken, to approve based on the planning report and the following comments: 1) on plans drawing A-1, the corner columns feature show hardi-panel on the tower, however, on the rendering it shows all brick; therefore, the plans should be changed to match the rendering; 2) there is no signage approval at this hearing; 3) relocate the dumpster enclosure six-feet to the north; 4) increase the lighting wattage to 1.5 foot-candles at the front entrance; 5) create a band made of brick in the upper portion of the tower; 6) change color swatch #6270 to a lighter tone in the red family; 6) in relocating the eight-inch caliber Live Oak trees to the western property line – they need to be moved just one time and make every effort to insure their survivability; 7) work with staff to redesign the parking lot in order to accommodate the existing 18-inch caliber Live Oak's preservation; 8) round off the curbing at the parallel parking space; 9) provide shielding from the lighting at the entrance for the residences across the street; and 10) on the north side of the building, the element that projects on the north face, instead of it being a flat roof, have a metal sloped roof in a hip configuration just over that portion that extends outward on the north face. (Motion carried 5-0)

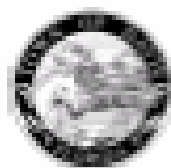
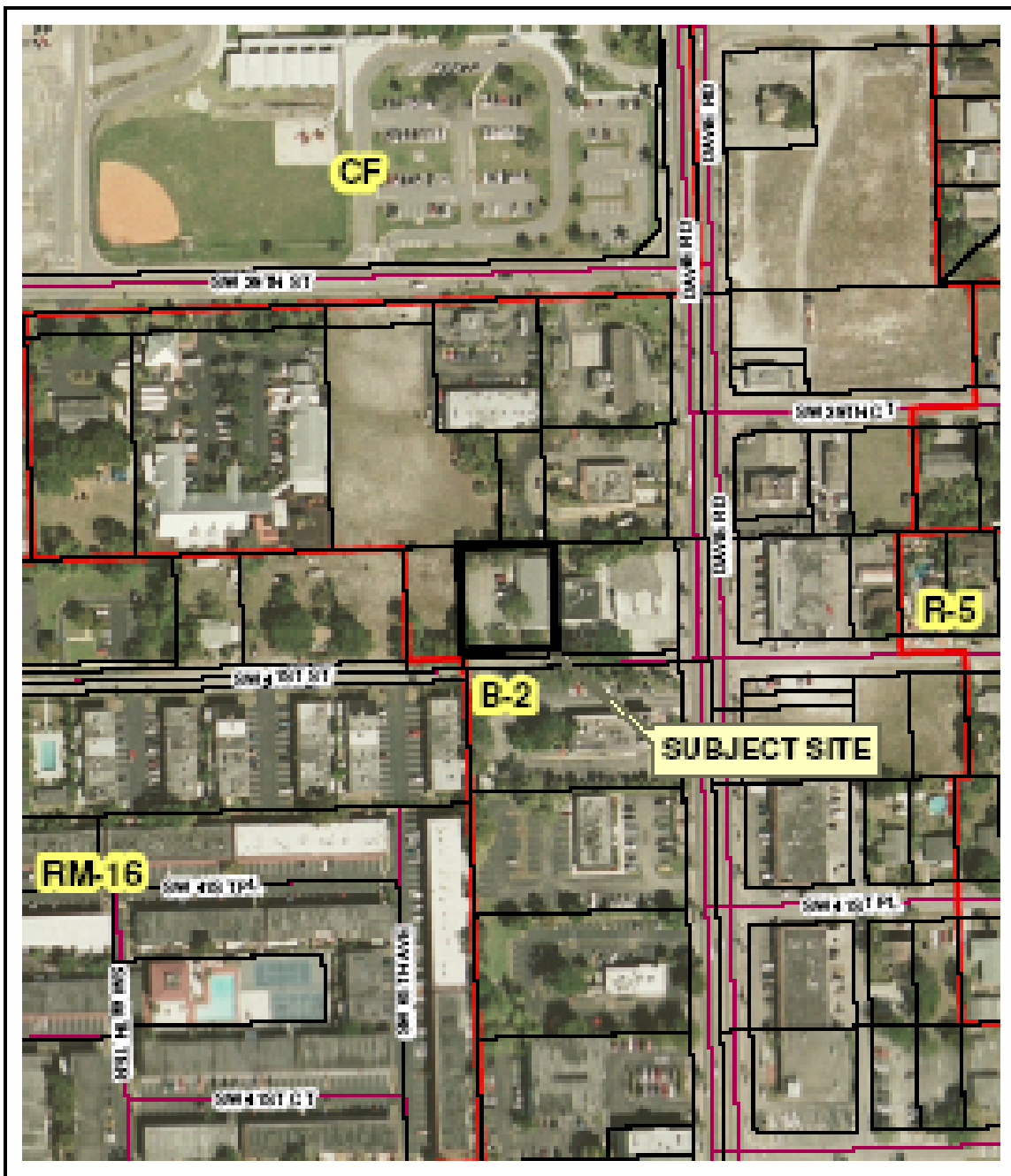
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### **Exhibits**

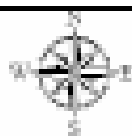
1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



Date Plotted:  
12/2004

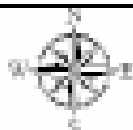
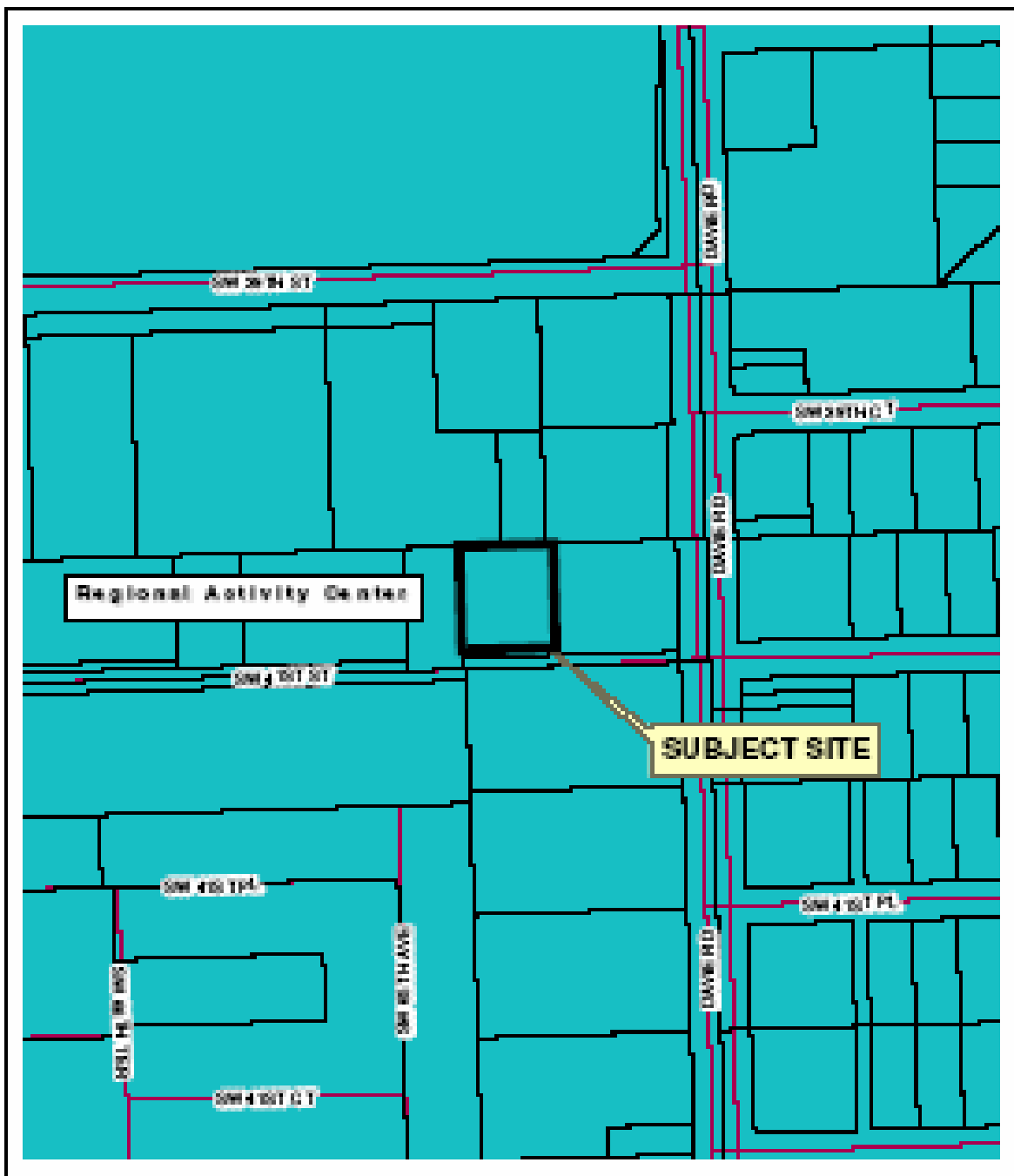


0 100 200 400 Feet

Prepared by the Town of Clark GIS Division

## Site Plan SP 3-4-05 Zoning and Aerial Map

File path: S:\GIS\SP 3-4-05  
Date: 12/2004



0 100 200 400 Feet

Prepared by the Town of Castle GIS Division

# Site Plan SP 3-4-05 Future Land Use Map

Prepared by: [illegible]  
Date Prepared: [illegible]